

**WILLMAR PLANNING COMMISSION
CITY OF WILLMAR, MN
WEDNESDAY, SEPTEMBER 19, 2018**

MINUTES

1. The Willmar Planning Commission met on Wednesday, September 19, 2018, at 7:00 p.m. at the Willmar City Offices Conference Room #1.

**** Members Present:** Steve Gardner, Rolf Standfuss, Jeff Kimpling, Terry VanVeldhuizen, Jonathan Marchand, Margaret Fleck, Cletus Frank, and Terry Sieck.

**** Members Absent:** Dr. Jerry Kjergaard.

**** Others Present:** Sarah Swedburg – Planner, Bruce Peterson – Director of Planning & Development Services, Marv Calvin – City of Willmar Mayor.

2. MINUTES: Minutes of the August 15th, 2018 meeting were approved as presented.

3. INDUSTRIAL PARK COMMERCIAL CORRIDOR REZONE DISCUSSION: Staff presented a potential rezone affecting several lots along Industrial Drive from Hwy 12 to Trott Ave SW, leading into the Industrial Park. Staff explained that this is a likely solution to the request for a day care center use in the Industrial Park earlier this year. Staff reminded the Commission that the prior request as a single parcel rezone or a text amendment was not possible because it would be a stretch to rezone the parcel as it was mostly surrounded by industrial properties and the use simply is not compatible with the industrial zone. Looking at a larger scale rezone, creating a commercial corridor, would be most feasible.

The Commission discussed surrounding uses of the parcels and the nature of the parcels included in the rezone. Because of the lot sizes and Hwy 12 visibility, the parcels included in the corridor lend themselves more towards commercial uses than industrial uses.

Terry VanVeldhuizen spoke highly of having child care services on the MinnWest campus and the convenience of such an amenity near key places of work.

The Commission recognizes the great need for child care in the City, and directed Staff to move forward with this rezoning, including 4 additional parcels to create a cohesive commercial zone on the east side of Industrial Drive.

4. USED AUTO PARTS SALES DISCUSSION: Staff presented the previously discussed request to allow used auto parts disassembly and sales in the General Business zone. When first asked to consider the use, the Commission requested a more detailed site plan before any decisions were made. After seeing the site plan and a potential text amendment, the Commission felt they could not make the findings of fact to allow such a use, particularly because of the proximity to residential properties. Currently, impound lots, auto parts, automobile, and truck sales are all allowed in the GB zone.

The large difference between this request and the prior agenda item is the previous item would create a transition of zones and decreases intensity of allowable uses, whereas the property in question currently is in a transitional zone and the use would be an increase in intensity.

The Commission again expressed concern about the proximity to a residential zone and being close to a major entrance into the City. The future intention of this area is fluid, and Staff does not foresee redevelopment occurring in this area for some time yet.

After discussion, the Commission unanimously chose to keep their previous decision that the use is most compatible in an industrial zone as currently allowed.

5. MISCELLANY – RESIDENTIAL LOT LAND SALE: The Planning Commission reviewed the Land Sale for a residential lot described as follows: Lot 12, Block 5, Pleasant View Third Addition. The City owns several lots in this area, and two parcels south of this area were gifted to Habitat for Humanity for single family homes. The lot is zoned R-2, and the buyer would like to build a single family home on the property, which adequately fits the neighborhood.

Mr. VanVeldhuizen made a motion, seconded by Ms. Fleck to recommend the residential Land Sale to City Council.

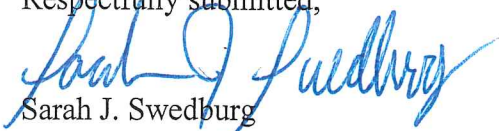
6. REVIEW OF DOWNTOWN ACCESSORY BUILDING PERMIT: Staff presented a Building Permit Application recently submitted by Juan Mejia of La Michoacana. He is requesting to build a small shed on property behind the grocery store for storage of shelving and other staging materials. The use is allowed, because it is an accessory to their business. A pre-fabricated building from Eagle Creek Buildings of Browerville is being proposed for the structure, and would be sided with horizontal beige vinyl.

The Commission reviewed the downtown design standards. Staff presented 3 examples of similar siding in this area. They also discussed desire for the placement to be altered from the proposed middle of the lot to along the eastern edge. This would allow the shed to serve as screening between Highway 12 and onsite dumpsters.

The consensus of the Commission was that this was an allowable building within the Central Business District, and staff could move forward with processing the permit.

7. There being no further business to come before the Commission the meeting adjourned at 8:01 p.m.

Respectfully submitted,


Sarah J. Swedburg
Planner

**NOTICE OF HEARING ON A REQUEST FOR
A CONDITIONAL USE PERMIT**

Notice is hereby given that the City of Willmar Planning Commission will meet on Wednesday, October 3, 2018, at 7:01 p.m. at the City Office Building (Conference Room #1 main floor), 333 6th St. SW, Willmar, Minnesota, to conduct a public hearing to hear reasons for and against a conditional use permit requested by Duane Bonnema on behalf of James House, Willmar, MN, to allow a women's residential care facility on property legally described as: Lot 1, Block 1, Carpenter's Tools (1809 19th Ave SW).

All property owners or residents living in the vicinity of the above-described property are hereby notified of the public hearing and that they may appear in person or be represented by counsel to be heard on this matter. The Planning Commission meeting agenda and packet can be found on the Calendar on the home page of the City's website (www.willmarmn.gov).

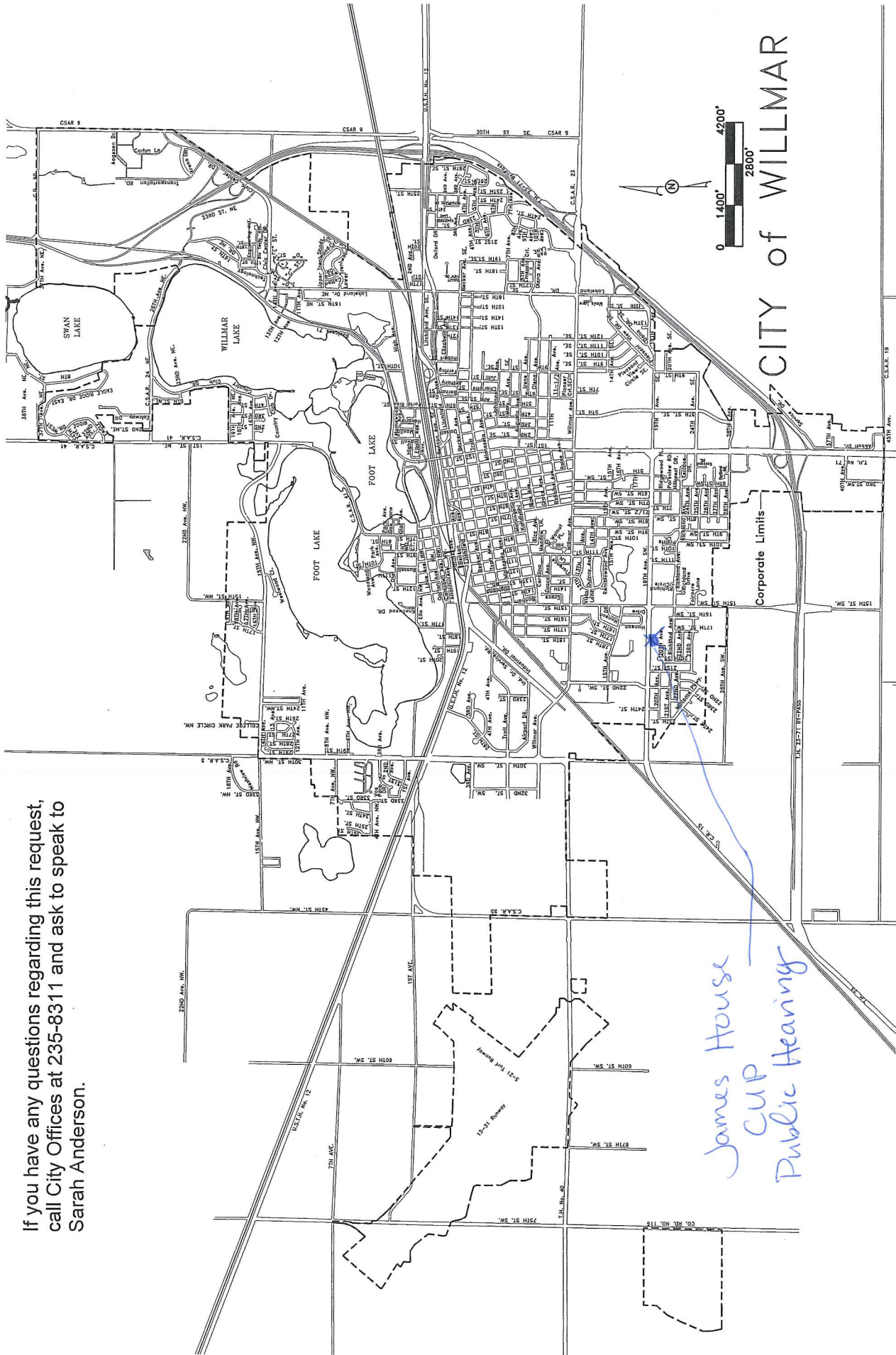
September 22, 2018
Date

Sarah J. Swedburg
Planner

Si Usted no lee inglés o si este aviso no contiene una explicación suficiente, por favor comuníquese con Abby al 235-0850 ext. 1100, de Heartland Community Action Agency.

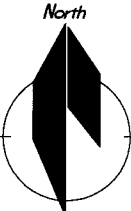
Haddii Aadan Akhriyi Karin Ama Aadan Fahmeeynin Ogeeysiiskan, Fadlan Soo Wac: Sahra Gure, West Central Interpreting Services, LLC (320)235-0165 ama (320)441-8555.

If you have any questions regarding this request, call City Offices at 235-8311 and ask to speak to Sarah Anderson.

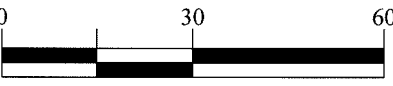


James House
CUP
Public Hearing

CARPENTER'S TOOLS BUILDING
 1809 19th Ave SW
 Willmar Minnesota
 (Proposed New Location for The James House)

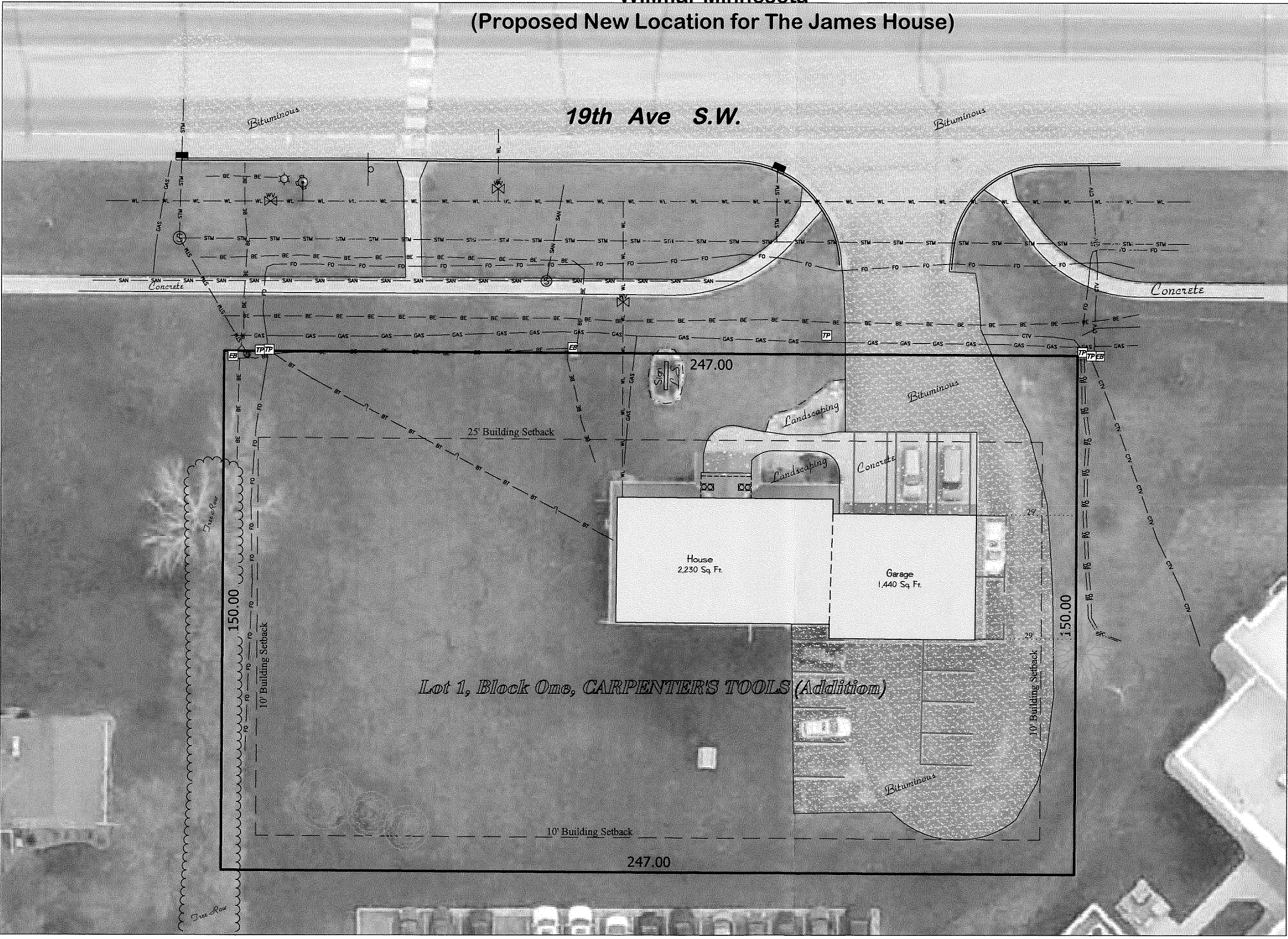


Requested by: James House
 Willmar, MN



LEGEND

- Fire Hydrant
- Water Gate Valve
- Light Pole
- Catch Basins
- Sewer Manhole
- Sign
- Telephone Pedestal
- Electric Box
- Coniferous Tree
- Deciduous Tree
- Gas Line
- Underground Fiber Optic
- Underground Electric
- Underground Communications
- Underground Cable TV
- Storm Sewer
- Sanitary Sewer
- Water Line
- Concrete
- Bituminous
- Building
- L.S. Landscape Area



NOTICE OF HEARING FOR PROPOSED REZONING

Notice is hereby given that the Willmar Planning Commission will meet at the Willmar City Office Building (Conference Room #1, main floor), 333 6th St. SW, Willmar, Minnesota, at 7:02 p.m. on Wednesday, October 3, 2018, to consider the application of Peart Properties LLLP, Willmar, MN and City initiated change in zoning from I-1 (Limited Industrial) to GB (General Business) allowing a child care center and creating a commercial corridor on property described as follows: Part of the South ½ of the Northeast ¼, Section 16, Township 119, Range 35.

All property owners or residents living in the vicinity of the above-described property are hereby notified of the public hearing and that they may appear in person or be represented by counsel to be heard on this matter. The Planning Commission meeting agenda and packet (including a specific map) can be found on the Calendar on the home page of the City's website (www.willmarmn.gov).

September 22, 2018
Date

Sarah J. Swedburg
Planner

Si Usted no lee inglés o si este aviso no contiene una explicación suficiente, por favor comuníquese con Abby al 235-0850 ext. 1100, de Heartland Community Action Agency.

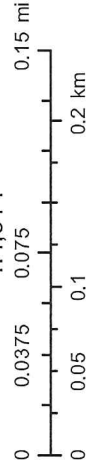
Haddii Aadan Akhriyi Karin Ama Aadan Fahmeeynin Ogeeysiiskan, Fadlan Soo Wac: Sahra Gure, West Central Interpreting Services, LLC (320)235-0165 ama (320)441-8555.

Pearl Rezoning Location



September 20, 2018

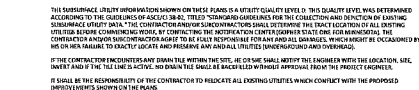
1:4,514



*Red Stripes - Already Zoned GB

1:9,028



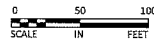


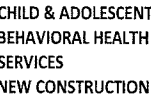
DEVELOPMENT SUMMARY

AREA	
PREVIOUS	350,360 SF 8.25 AC
UNPERVIOUS	67,450 SF 1.55 AC
TOTAL	426,810 SF 9.80 AC
<u>BUILDING SETBACKS</u>	
FRONT YARD	40 FEET
REAR YARD	50 FEET
SIDE YARD	20 FEET
<u>PARKING SETBACKS</u>	
FRONT YARD	15 FEET
REAR YARD	20 FEET
SIDE YARD	10 FEET
<u>ZONING</u>	
EXISTING ZONING	GOVERNMENT/INSTITUTION DISTRICT
PROPOSED ZONING	GOVERNMENT/INSTITUTION DISTRICT

2. ALL DIMENSIONS ARE ROUNDED TO THE NEAREST TENTH FOOT.
3. ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.
4. CONTRACTOR SHALL REVIEW PAVEMENT GRADIENT AND CONSTRUCT "GUTTER CUT" WHERE WATER DRAINS AWAY FROM CURB. ALL OTHER AREAS SHALL BE CONSTRUCTED AS "GUTTER BY" CURB, COORDINATE WITH GRADING CONTRACTOR.
5. ALL AREAS ARE ROUNDED TO THE NEAREST SQUARE FOOT.
6. ALL PARAPET STALLS TO BE 9.5' IN WIDTH AND IN 3' LENGTH UNLESS OTHERWISE INDICATED.
7. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF EXIT PORCHES, RAMPES, PREPARE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
8. SEE ARCHITECTURAL PLANS FOR PLYON SIGN DETAILS
9. SEE ARCHITECTURAL PLANS FOR LIGHT POLE FOUNDATION DETAIL AND FOR EXACT LOCATIONS OF LIGHT POLE.
10. REFER TO FINAL PLAN FOR LOT BOUNDARIES, LOT NUMBERS, LOT AREAS, AND LOT DIMENSIONS.
11. CONTRACTOR SHALL SIDEWALKS ALONG THE ADA ROUTE SHALL HAVE A MAXIMUM LONGITUDINAL SLOPE OF 9% (1:12), EXCEPT AT CURB RAMP (1:12), AND A MAXIMUM CROSS SLOPE OF 2.08% (1:48). THE ADA ROUTE CAN BE IN ANY DIRECTION ON AN ADA PARKING STALL OR ACCESSIBLE STALL BE 2.08% (1:48). THE CONTRACTOR SHALL REVIEW AND VERIFY THE GRADIENT IN THE FIELD ALONG THE ADA ROUTES PRIOR TO PLACING CONCRETE OR BITUMINOUS PAVEMENT. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF THERE IS A DISCREPANCY BETWEEN THE GRADIENT IN THE FIELD VERSUS THE DESIGN GRADIENT AND COORDINATE WITH GRADING CONTRACTOR.
12. "NO PARKING" SIGNS SHALL BE PLACED ALONG ALL DRIVEWAYS AS REQUIRED BY CTT.

- A. BUILDING, STODPS, STAIRS SEE ARCHITECTURAL PLANS
- B. B-62 CONCRETE CURBS AND GUTTER
- C. DRIVE CONNECTION, REMOVE EXISTING CURB & SAWCUT AS NECESSARY
- D. PLAY CURB SECTION
- E. ACCESSIBLE RAMP
- F. TRANSFORMER, SEE ARCHITECTURAL PLANS
- G. EMERGENCY GENERATOR, SEE ARCHITECTURAL PLANS
- H. PROPANE TANK PAD, SEE ARCHITECTURAL PLANS
- I. SIGN
- J. TRASH ENCLOSURE, SEE ARCHITECTURAL PLANS





Child & Adolescent Behav.
Health Serv.
2301 Transportation Road
NE
Willmar, MN 56201

PROJECT NAME

CIVIL ENGINEER



763.476.6010 telephone
763.476.8532 facsimile
Engineering | Surveying | Planning | Environmental

Engineering | Surveying | Planning | Environmental



I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly licensed professional ENGINEER under the laws of the state of Minnesota.

PETER S. MOOREAU
Registration: 12345 Date: 09/11/2018

If applicable, contact us for a wet signed copy of this plan which is available upon request at Sambatek's, Minneapolis, MN office.

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PROJECT NUMBER: 20932

DRAWN BY: JEB

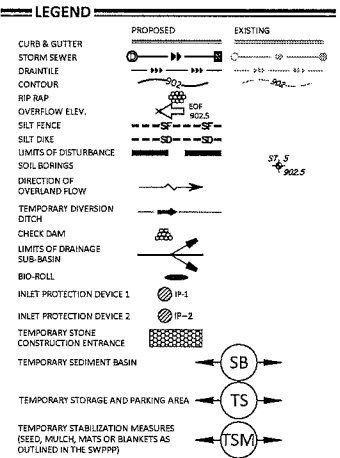
CHECKED BY: PSM

DATE: 05/11/2018

EROSION CONTROL PHASE I

DESIGN DEVELOPMENT

C4.01



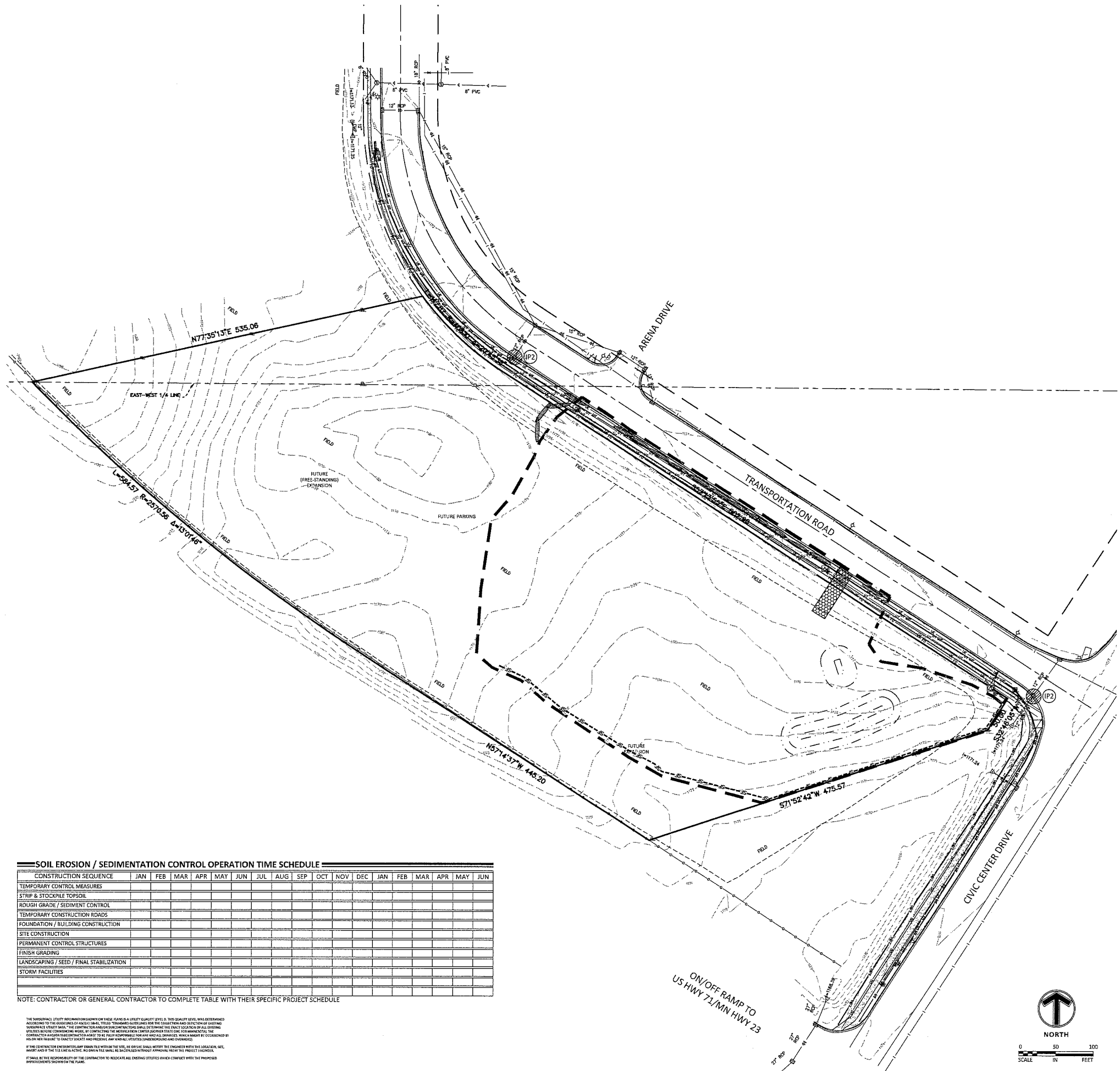
NOTE TO CONTRACTOR

THE EROSION CONTROL PLAN SHEETS ALONG WITH THE REST OF THE SWPPP MUST BE KEPT ONSITE UNTIL THE NOTICE OF TERMINATION IS FILED WITH THE MPCA. THE CONTRACTOR MUST UPDATE THE SWPPP, INCLUDING THE EROSION CONTROL PLAN SHEETS AS NECESSARY TO INCLUDE ADDITIONAL REQUIREMENTS, SUCH AS ADDITIONAL OR MODIFIED BMPs DESIGNED TO CORRECT PROBLEMS IDENTIFIED. AFTER FILING THE NOTICE OF TERMINATION, THE SWPPP, INCLUDING THE EROSION CONTROL PLAN SHEETS, AND ALL REVISIONS TO IT MUST BE SUBMITTED TO THE OWNER, TO BE KEPT ON FILE IN ACCORDANCE WITH THE RECORD RETENTION REQUIREMENTS DESCRIBED IN THE SWPPP NARRATIVE.

EROSION CONTROL MATERIALS QUANTITIES

ITEM	UNIT	QUANTITY
SILT FENCE	LINEAR FEET	760
SILT DIKE	LINEAR FEET	0
BIO-ROLL	LINEAR FEET	500
CONSTRUCTION ENTRANCE	UNIT	1
INLET PROTECTION DEVICE (IP-1)	UNIT	0
INLET PROTECTION DEVICE (IP-2)	UNIT	2

* REFER TO SHEET C5.03 FOR GENERAL NOTES, MAINTENANCE NOTES, LOCATION MAPS, AND STANDARD DETAILS



SOIL EROSION / SEDIMENTATION CONTROL OPERATION TIME SCHEDULE

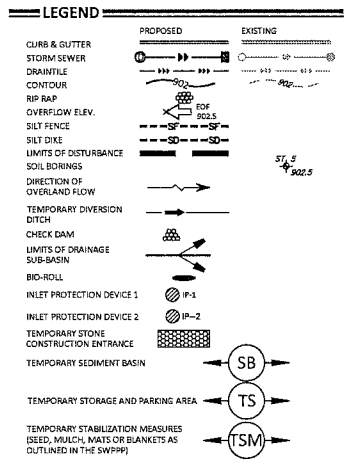
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NOTE: CONTRACTOR OR GENERAL CONTRACTOR TO COMPLETE TABLE WITH THEIR SPECIFIC PROJECT SCHEDULE

THE SURVEY/TEST/INSPECTION INFORMATION SHOWN ON THESE PLANS BEING A UTILITY QUALITY LEVEL 2, THIS QUALITY LEVEL VALUE IS DETERMINED ACCORDING TO THE GUIDELINES OF AUCG#13-04, TITLED "STANDARD GUIDELINES FOR THE CONSTRUCTION AND INSPECTION OF EXISTING SURFACE/AS-BUILT DATA." THE CONTRACTOR AND/OR SUBCONTRACTORS SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES AND/OR STRUCTURES PRIOR TO CONSTRUCTION. THE CONTRACTOR AND/OR SUBCONTRACTORS SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGES, WHICH MAY OCCUR DUE TO THE CONTRACTOR AND/OR SUBCONTRACTOR AGENT TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES, WHICH MAY OCCUR DUE TO HIS OR HER FAILURE TO EXACTLY LOCATE AND PREPARE LAND AND ALL UTILITIES (UNDERGROUND AND OVERHEAD).

THE CONTRACTOR ENGAGEMENTS ARE TO BE WITHIN THE SITE, BUT HE OR SHE SHALL MEET THE ENGINEER WITH THE LOCATION, SIZE, INVERT AND IF THE LINE IS ACTIVE, NO DRAIN THE TIE SHALL BE CANCELED WITHOUT APPROVAL FROM THE PROJECT'S JUDGE.

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ALLOCATE ANY EXISTING UTILITIES WHICH COME WITH THE PROPOSED



THE EROSION CONTROL PLAN SHEETS ALONG WITH THE REST OF THE SWPPP MUST BE KEPT ON SITE UNTIL THE NOTICE OF TERMINATION IS FILED WITH THE MPCA. THE CONTRACTOR MUST UPDATE THE SWPPP, INCLUDING THE EROSION CONTROL PLAN SHEETS AS NECESSARY TO INCLUDE ADDITIONAL REQUIREMENTS, SUCH AS ADDITIONAL OR MODIFIED BMPs DESIGNED TO CORRECT PROBLEMS IDENTIFIED. AFTER FILING THE NOTICE OF TERMINATION, THE SWPPP, INCLUDING THE EROSION CONTROL PLAN SHEETS, AND ALL REVISIONS TO IT MUST BE SUBMITTED TO THE OWNER, TO BE KEPT ON FILE IN ACCORDANCE WITH THE RECORD RETENTION REQUIREMENTS DESCRIBED IN THE SWPPP NARRATIVE.

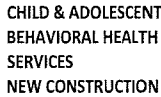
QUANTITIES		
ITEM	UNIT	QUANTITY
SILT FENCE	LINEAR FEET	760
SILT DIKE	LINEAR FEET	0
BIO-ROLL	LINEAR FEET	500
CONSTRUCTION ENTRANCE	UNIT	1
INLET PROTECTION DEVICE (IP-1)	UNIT	11
INLET PROTECTION DEVICE (IP-2)	UNIT	13

* REFER TO SHEET C5.03 FOR GENERAL NOTES, MAINTENANCE NOTES, LOCATION MAPS, AND STANDARD DETAILS

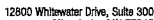
NOTE: CONTRACTOR OR GENERAL CONTRACTOR TO COMPLETE TABLE WITH THEIR SPECIFIC PROJECT SCHEDULE

THE SURFACE UTILITY LOCATION SHALL BE DETERMINED THROUGH PNEUMATIC UTILITY QUALITY LEVEL 1. THIS QUALITY LEVEL WAS DEVELOPED ACCORDING TO THE GUIDELINES OF AISC131-2002. USING THESE PLANNING GUIDELINES FOR THE COLLECTION AND DETECTION OF EXISTING SURFACE UTILITY DATA, THE CONTRACTOR AND/OR SUBCONTRACTORS SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING SURFACE UTILITY CHARACTERISTICS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING SURFACE UTILITY CHARACTERISTICS. THE CONTRACTOR AND/OR SUBCONTRACTOR AGREE TO FULLY REPRESENT, FORAMT AND ALL DAMAGES, WHICH MAY BE INCURRED BY THEM OR HIS OR HER RELATIVE TO EXACTLY LOCATE AND PRESERVE ALL EXISTING SURFACE UTILITY CHARACTERISTICS (UNDERGROUND AND OVERHEAD);

IF THE CONTRACTOR ENCOUNTERS ANY FINANCIAL LOSS WITHIN THE SITE, HE OR SHE SHALL NOTIFY THE ENGINEER WITH THE LOCATOR, SIZE, MATERIAL AND THE LINE NUMBER OF THE LOCATED UTILITY. SUCH LOSS SHALL BE RECOVERED THROUGH APPROVAL FROM THE PROJECT ENGINEER. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHEN CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWING ON THE PLANS.

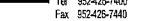


**Child & Adolescent Behav.
Health Serv.
2301 Transportation Road
NE
Willmar, MN 56201**



763.476.6010 telephone
763.476.8532 facsimile

Engineering | Surveying | Planning | Environmental



I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly licensed professional ENGINEER under the laws of the state of Minnesota.

PETER S. MORFITT
 614-393-1334E 09/11/201

If applicable, contact us for a wet signed copy of this plan which is available upon request at Sambatek's, Minnetonka, MN office.

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PROJECT NUMBER: 20932

DRAWN BY: JEB

CHECKED BY: PSM

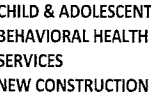
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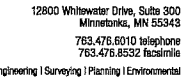
**EROSION
CONTROL
PHASE II**

DESIGN DEVELOPMENT

C4.02



PROJECT NAME



PETER S. MORAU
Registration: 12345 Date: 09/11/2018
If applicable, contact us for a wet signed copy of this
plan, which is available upon request at SambaTek's,
Minnetonka, MN office.

INFORMATION

PROJECTS/20932

L1.02


$$1 \leq 2^k + 2^{k-1}$$

L1.02

L1.02

L1.02

GENERAL NOTES:

1. THE CONTRACTOR SHALL

- [illegible]

TURF ESTABLISHMENT SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE PROVISIONS OF THE NADCO PLAN AND CITY ENGINEER AS MODIFIED BY CHAL

- ALL AREAS TO RECEIVE SOD SHALL ALSO RECEIVE 1" TOPSOIL PRIOR TO INSTALLING SOD. TOPSOIL SHALL BE FREE OF TREE ROOTS, STUMPS, BUILDING MATERIAL, AND TRASH, AND SHALL BE FREE OF STONES LARGER THAN 1" 2" IN ANY DIMENSION. WHERE SOD ARE PAVED SURFACES, FINISHED GRADE OF SOD/SEED SHALL BE HELD 1" BELOW FINISHED GRADE. SOD SHALL BE LAYED IN THE SAME DIRECTION AS THE TRAFFIC. JOINTS ON SOD SHALL BE LAID PERPENDICULAR TO THE CONTIGUOUS SODS, SHALL HAVE STAGGERED JOINTS, ON STOPS STEEPER THAN 3:1 OR IN DRAINAGE SLOPES, SOD SHALL BE STAGGERED SECURELY. JOINTS SHALL BE STAGGERED 12" MINIMUM. SEEDING SHALL BE DONE WITH 1/4" DEEP, MULCHING AND FERTILIZING. SEED MIXTURE NO. 25-221 (FORMERLY MDDOT 2407) SHALL BE PLACED AT THE RATE OF 70 POUNDS PER ACRE.
- UNPAVED AREAS TO BE REGRASS SEED, ARE TO RECEIVE 1" TOPSOIL, SEED, MULCH, AND WATER UNTIL ESTABLISHED. IN DRAINAGE AREAS, FOR SLOPES STEEPER THAN 3:1 OR IN DRAINAGE SLOPES, SEED SHALL BE PLACED IN THE SAME DIRECTION AS THE TRAFFIC.
- ALL DISTURBED AREAS TO RECEIVE NATIVE SEED, ARE TO RECEIVE PLANTS SOD, SEED, MULCH, AND WATER UNTIL ESTABLISHED. IN DRAINAGE AREAS, FOR SLOPES STEEPER THAN 3:1 OR IN DRAINAGE SLOPES, SEED SHALL BE PLACED IN THE SAME DIRECTION AS THE TRAFFIC.

1. IRRIGATION SYSTEM TO BE DESIGN/BUILD. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR

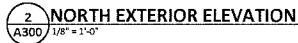
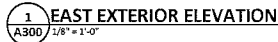
2. APPROVAL OF SYSTEM LAYOUT PRIOR TO INSTALLATION.
3. ALL SOD TO RECEIVE SPRAY OR ROTOR IRRIGATION HEADS WITH MINIMUM DESIGN OF 1" IRRIGATION PER WEEK.
4. ALL PLANT BEDS TO RECEIVE DRIP LINE IRRIGATION, WITH A MINIMUM DESIGN OF .25" IRRIGATION PER WEEK.
5. CONTRACTOR TO INSTALL A TOTAL OF 4 QUICK COUPLERS AT THE CORNERS OF THE PROPERTY. A 2.5" TYPE K SOURCE PIPE IS PROVIDED BY MECHANICAL.

1. DURING GROWING SEASON NEVER MOW SHORTER THAN 3.5 INCHES, PREFERRED MAINTENANCE IS 4 INCHES (NOT LESS THAN 3 INCHES) AT ALL TIMES

- DO NOT USE HIGH NITROGEN FERTILIZER ON FESCUE LAWN
OVERSEED THIN, BARE SPOTS IN FALL
ALWAYS USE SHARP BLADE WHEN MOWING TO AVOID TEARING LEAF BLADE
SET MOWER TO 3" FOR BAGGING AND MOWING IN LATE FALL AFTER GROWING SEASON

INCORPORATE THIS MIXTURE THROUGHOUT THE ENTIRE BED IN A 6" LAYER AND ROTOTILLING IT INTO THE TOP 12" OF SOIL AT A 1:1 RATIO. ANY PLANT STOCK NOT PLANTED ON DAY OF DELIVERY SHALL BE HEELED IN AND WATERED UNTIL INSTALLATION. PLANTS NOT MAINTAINED IN THIS MANNER WILL BE REJECTED.

15. ALL PLANTS SHALL BE GUARANTEED FOR TWO COMPLETE GROWING SEASONS (APRIL 1 - NOVEMBER 1), UNLESS OTHERWISE SPECIFIED. THE GUARANTEE SHALL COVER THE FULL COST OF REPLACEMENT INCLUDING LABOR AND PLANTS.



EXTERIOR MATERIALS LEGEND

STN-1	CULTURED STONE VENEER COLOR: T.B.D.
CS-1	CAST STONE (NET CAST - PROFILES AND COMPONENTS VARY. SEE WALL SECTIONS) COLOR: T.B.D.
SD-3	ENGINEERED WOOD LAP SIDING (LP SMARTSIDE CEDAR TEXTURE LAP, OR EQUAL) - 6 3/4" EXPOSURE COLOR: "A" T.B.D.
SD-2	ENGINEERED WOOD LAP SIDING (LP SMARTSIDE CEDAR TEXTURE LAP, OR EQUAL) - 5 1/4" EXPOSURE COLOR: "B" T.B.D.
SD-3	ENGINEERED WOOD SHAKE SIDING (LP SMARTSIDE CEDAR TEXTURE SHAKES, OR EQUAL) COLOR: T.B.D.
SD-4	ENGINEERED WOOD BOARD & BATTEN SIDING (LP SMARTSIDE CEDAR TEXTURE, OR EQUAL) COLOR: T.B.D.
TR-1	5/4 X 12 ENGINEERED WOOD TRIM (LP SMARTSIDE CEDAR TEXTURE TRIM, OR EQUAL) COLOR: T.B.D.
TR-2	5/4 X 10 ENGINEERED WOOD TRIM (LP SMARTSIDE CEDAR TEXTURE TRIM, OR EQUAL) COLOR: T.B.D.
TR-3	5/4 X 8 ENGINEERED WOOD TRIM (LP SMARTSIDE CEDAR TEXTURE TRIM, OR EQUAL) COLOR: T.B.D.
TR-4	5/4 X 8 ENGINEERED WOOD TRIM (LP SMARTSIDE CEDAR TEXTURE TRIM, OR EQUAL) COLOR: T.B.D.
TR-5	5/4 ENGINEERED WOOD FASCIA (LP SMARTSIDE CEDAR TEXTURE TRIM, OR EQUAL. SEE WALL SECTIONS FOR SIZES) COLOR: T.B.D.
MTL-1	PRE-FINISHED ALUMINUM GUTTERS & DOWNSPOUTS COLOR: T.B.D.
MTL-2	ANODIZED ALUMINUM PANEL TO MATCH ADJACENT WINDOW FRAME FINISH. COLOR: T.B.D.
R-1	LAMINATED ARCHITECTURAL SHINGLES COLOR: T.B.D.
IT	WINDOW TAG; SEE WINDOW ELEVATIONS AND SPECS ON SHEET A001



**NEW HOSPITAL : 16 BEDS
CHILD & ADOLESCENT
BEHAVIORAL HEALTH
SERVICES**

**Child & Adolescent Behav.
Health Serv.
2301 Transportation Road
NE
Willmar, MN 56201**

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ARCHITECT

MH

MOHAGEN HANSEN
Architects • Interiors

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Dr.
Suite 200
Wayzata MN 55391

Tel 952-426-7400
Fax 952-426-7440

NOT FOR CONSTRUCTION

THE ARCHITECT SHALL BE DEEMED THE AUTHORS AND OWNERS OF THEIR RESPECTIVE INSTRUMENTS OF SERVICE AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING COPYRIGHTS OF THE ATTACHED DOCUMENTS.

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	DESIGN DEVELOPMENT PRICING SET	001710
	PERMANENT RECORD SET	001810
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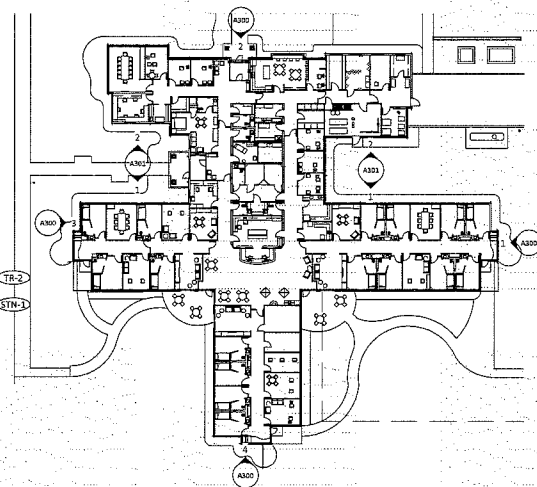
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EXTERIOR BUILDING

ELEVATION

PHASE	DESIGN
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EXTERIOR ELEVATION KEY PLAN

PLANNING COMMISSION – OCTOBER 3, 2018

STAFF COMMENTS

1. JAMES HOUSE CUP – FILE NO. 18-03:

- The applicant is James House, Willmar, MN by Duane Bonnema.
- The applicant is requesting a CUP to allow a women's residential care facility (sober living home) on property described as: Lot 1, Block 1, Carpenter's Tools (1809 19th Ave SW).
- The property is currently zoned LB (Limited Business).
- The property is accessed via 19th Ave SW.
- The currently building on the property will be reused. There will be up to 6 residents at any given time to begin, with expansion as a long term goal.
- Because there will be 6 or fewer residents, the building is not required to be sprinkled or made handicap accessible at this time. Future expansion of residents will require both of these. The LB zone does not limit the number of people that can utilize this space.
- Future expansion goals includes more residents, allowing women and children, and an outdoor playground area.
- Parking requirements are met (14 parking spaces currently on site, plus a garage). The owners foresee less vehicle traffic than others in the area.
- The required setbacks, lot area, and width minimums are well exceeded.
- The use will fit in well with other care facilities and Limited Business uses in the area.

RECOMMENDATION: Approve the conditional use permit with the following conditions:

- A. Applicable building codes and ADA compliance shall be met if providing for more than 6 people at any time, as required by State regulations.
- B. The use shall meet all applicable local, state, and federal rules and regulations at all times.

2. PEART REZONE I-1 TO GB – FILE NO. 18-07:

- The applicant is Peart Properties, LLLP.
- The applicant is requesting a rezone from I-1 (Limited Industry) to GB (General Business) on property described as: Lot 1 excluding all that part lying southwesterly of a line drawn northwesterly at right angles to the southeasterly line of Lot 1 from a point on said southeasterly line which is 160 feet northeasterly of the most southerly corner of said Lot 1, Block 1, Willmar Industrial Park (500 Industrial Dr. SW).
- Staff has expanded the rezone to include other parcels in the S ½ of the NE ¼ of Section 16, Township 119, Range 35 (map included in packet).
- The applicant is requesting the rezone to allow the use of a commercial day care center. Staff's addition will create a transitional commercial corridor leading into the Industrial Park. The corridor includes other parcels that are more oriented for commercial use due to their smaller size and higher visibility along Hwy 12 W.
- The surrounding properties are mostly industrial, with residential properties lying southeasterly of the railroad tracks. One parcel in the center of the corridor is currently zoned GB.

- The rezone will not require any use to terminate. Those that are currently legal-nonconforming properties will remain legal-nonconforming. The properties currently conforming will continue to conform in the commercial zone.
- This rezone will help fulfill a much needed service in our community in a location convenient for many working parents in the industrial park.

RECOMMENDATION: Approve the rezone and forward it onto the City Council for Ordinance introduction and adoption.

3. CABHS FACILITY PLAN REVIEW – FILE NO. 18-09:

- The applicant is Mohagen Hansen, Wayzata, MN by David Moga – project architects for the State of Minnesota (DHS).
- The applicant is requesting a plan review to allow a 16 bed Child and Adolescent Hospital on property described as follows: part of the Southwest ¼ of Northeast ¼, Section 1, Township 119 N, Range 35 W (2301 Transportation Dr. NE).
- The property is zoned G (Government/Institution), and a public hospital/treatment center of no size limit is allowed with a Plan Review.
- Lot width, area, and setbacks are subject to recommendation by the Zoning Administrator and approval by Planning Commission. The lot adequately serves the proposed building, with room for future expansion. Setbacks are well exceeded.
- The property is about 427,000 sq ft (8.25 ac), and the proposed building is 18,200 sq ft.
- Parking requirements are well exceeded (76 spaces, 4 of which are handicap) – based on peak employee & specialist parking needs.
- The site has two proposed accesses via Transportation Dr.
- The building façade is of high-quality material (wood & stone), similar to surrounding uses.
- A stormwater pond and landscaping is planned along the edges of the property for Ordinance compliance and patient privacy. Landscape plan is adequate.
- Construction is scheduled to begin in 2019.
- Signage approvals shall be ancillary from site plan review/approval. A freestanding sign greater than 20 square feet shall require the approval of Planning Commission.

Engineering Comments: **Will be available/distributed at the meeting on 10/3/18

MUC Comments:

- WMU has adequate single and three phase power available.
- 8" water main located on the north side of Transportation Drive.

Fire Chief/Marshal Comments:

- Additional hydrant needed on northwest-west corner due to distance.
- Confirm proper turning radius for 45' truck at entrance.

RECOMMENDATION: Approve the plan review with the following conditions:

- A. All Fire Chief/Marshal and Engineering Department comments shall be met, adhered to, and additional information supplied as requested.
- B. The use shall meet all applicable local, state, and federal rules and regulations at all times.